



1/9 Church Hill Place, Edinburgh, EH10 4BE

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This well-proportioned one bedroom top floor flat offers bright and spacious accommodation forming part of a traditional tenement building retaining many period features along with a secure entry system and communal garden to the rear. The property is conveniently located in the sought-after Morningside area of Edinburgh close to an abundance of local amenities with bars, restaurants and specialised shops whilst being a short journey to the City Centre. Presented to the market in excellent order throughout we would recommend an early viewing.

- Welcoming reception hallway, cupboard housing the boiler.
- Front facing living room with a bay window, intricate corniced ceiling, shelved press and feature fireplace.
- Dining kitchen with utility off, equipped with a range of wall and base units along with integrated appliances, free standing white goods included.
- Box room fitted with excellent wall to wall storage.
- Double bedroom quietly set to the rear.
- Bathroom comprising WC, wash hand basin, bath with shower over.
- Gas central heating.
- Sash and case windows.
- Secure entry system.
- Communal gardens
- Permit and metered parking.



Location

Lying southwest of Edinburgh city centre, the fashionable suburb of Morningside is ideally positioned for both swift access into the city and easy escapes to the country, the area is popular with families, professionals and students alike. Bustling Morningside Road is lined with an unrivalled selection of cafés, bistros, and independent shops, as well as a Waitrose and M&S supermarket. With a diverse range of authentic pubs and trendy restaurants, Morningside is the perfect place to relax and unwind. Residents of Morningside are also spoiled for choice when it comes to entertainment with the boutique Dominion Cinema and the Church Hill Theatre, fitness enthusiasts can visit Craiglockhart Leisure Centre for excellent gym, tennis, and fitness facilities, or for those who prefer the great outdoors, it's just a short drive to the Pentland Hills Regional Park for hiking, cycling and pony trekking and also the slopes at Midlothian Snowsports Centre. Morningside enjoys superb transport links across the city, as well as quick and easy access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway networks.

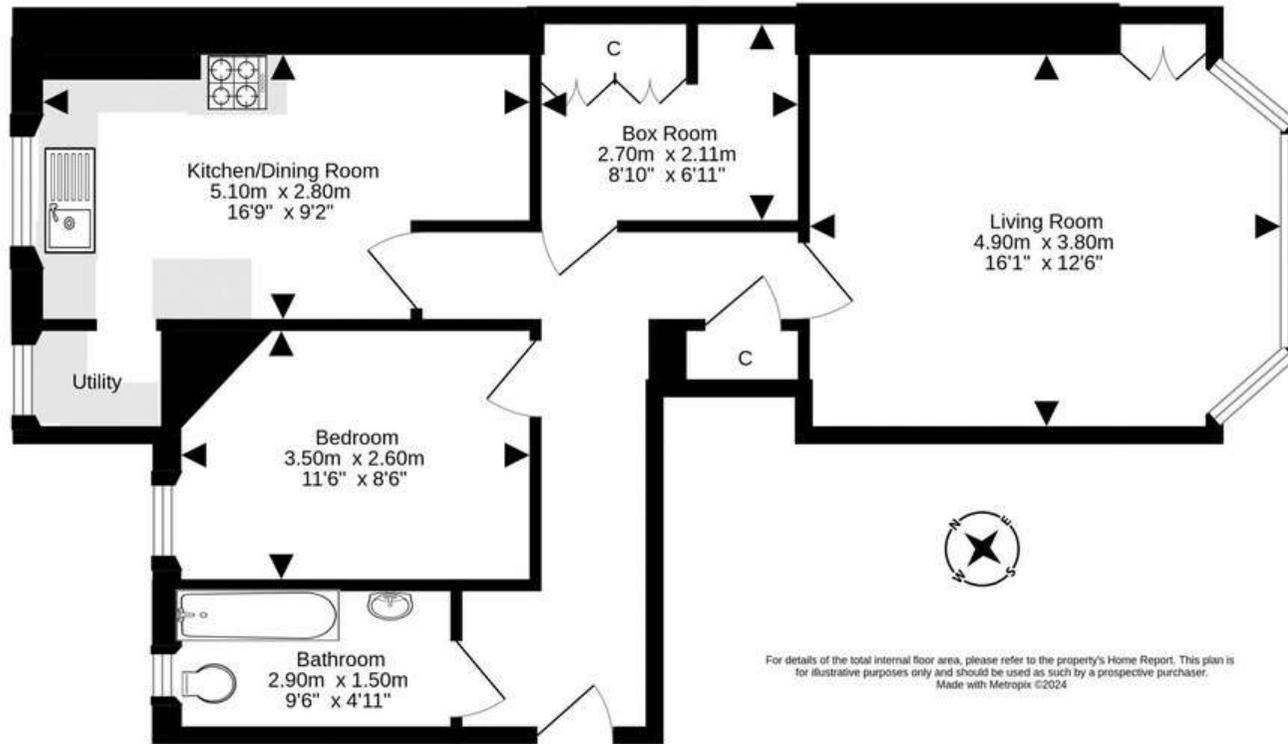
Extras

The integrated kitchen appliances, cooker, washing machine, curtains, blinds, light fittings/shades and fitted floor coverings are included.

Price & Viewing

For price and viewing information or further details on this property please contact agent.

EPC Band - C



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

